

PROPERTY OWNERS ASSOCIATION 6<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WORTHAM OAKS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar§

1. Name of Subdivision: Wortham Oaks
2. Subdivision Location: Wortham Oaks Blvd and Evans Rd. San Antonio, TX 78261
3. Name of Homeowners Association: Wortham Oaks Homeowners Association, Inc.
4. Recording Data for Association: See Below
5. Recording Data for Declaration:

Recording Date	Filed Document	Recording Information
1/31/2006	DCCR Units 1,2,3 and 4	20060006148
1/31/2006	1 <sup>st</sup> Amendment to DCCR Units 1,2,3 and 4	20060023073
11/16/2006	2 <sup>nd</sup> Amendment to DCCR Units 1,2,3 and 4	20060279228
9/1/2009	3 <sup>rd</sup> Amendment to DCCR Units 1,2,3 and 4	20090171658
10/11/2010	4 <sup>th</sup> Amendment to DCCR Units 1,2,3 and 4	20100183408
1/24/2012	Community Manual	20120013594
1/24/2012	Certificate of Formation	20120013594
1/24/2012	Bylaws	20120013594
5/24/2013	Supplemental DCCR Unit 9	20130105119
5/31/2013	Restated Supplemental DCCR Unit 9	20130110063
5/31/2013	Supplemental DCCR Unit 10	20130110064
7/25/2013	Supplemental DCCR Unit 7	20130153328
7/31/2013	2 <sup>nd</sup> Supplemental DCCR Unit 9	20130157961
7/31/2013	2 <sup>nd</sup> Supplemental DCCR Unit 10	20130157962
11/5/2014	Supplemental DCCR Unit 13	20140191503

6. Resolutions below are filed with the county under document number 20160067546:  
Electronic and Telephonic Action Policy  
Payment Plan Policy

Standby Electric Generators Guidelines  
Solar Energy Device Guidelines  
Uncurable Violation Enforcement Resolution

The following resolution is filed under Document Number 20160193765:

- Billing Policy and Payment Plan Guidelines

The following resolutions dated 8/3/2017 are filed with and attached to this Certificate:

- Violation Enforcement Resolution
- Forced Maintenance Procedure

Wortham Oaks Homeowners Association, Inc. Pool Rules are filed under Document No. 20200012769

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Origination Fee - \$500.00 (Builder to Owner)

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Wortham Oaks Homeowners Association, Inc.

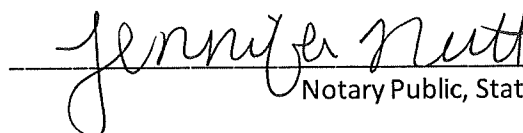
By:   
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

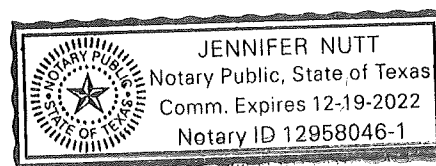
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Wortham Oaks Homeowners Association, Inc., on behalf of said association.

  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210296375  
**Recorded Date:** October 22, 2021  
**Recorded Time:** 3:49 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/22/2021 3:49 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk